

**FOR SALE**

By Private Treaty



2670 Dara Park, Newbridge, Co. Kildare, W12 WK24

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 85.1 Sqm



**GUIDE PRICE: €250,000**

**JORDAN** 

## EXTENDED 3 BED MID TERRACE HOME IN RESIDENTIAL LOCATION

No. 2670 Dara Park is a cozy three-bedroom mid terrace residence ideally located in the heart of Newbridge.

The accommodation is well laid out and comprises a sitting room, living/dining room, kitchen, family bathroom, and three good sized bedrooms. The property provides a warm and inviting atmosphere and would make an ideal starter home for a young family or first-time buyer. It benefits from PVC double glazed windows, oil fired central heating, and a kitchen extension. To the rear is a garage with vehicular access.

Situated in a convenient residential area No. 2670 is within proximity to a wide range of local amenities. The house is only a short walk from the train station and also the main street with restaurants, pubs, banks, post office, churches, schools and superb shopping to include such retailers as Penney's, TK Maxx, Tesco, Dunne's, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electric and the Whitewater Shopping Centre with 70 retail outlets, food court and cinema. The Kildare Retail Outlet Village is only a short drive offering designer shopping at discounted prices.



## Accommodation

**Entrance Hall (13.62ft x 5.91ft) 4.15m x 1.80m**

Tiled floors, under-stairs storage.

**Sitting Room (13.58ft x 10.04ft) 4.14m x 3.06m**

Feature fireplace, laminate floor.

**Living/Dining Area (16.40ft x 9.51ft) 5.00m x 2.90m**

Stove with a back boiler, laminate floor and recessed lights.

**Kitchen (11.15ft x 7.71ft) 3.40m x 2.35m**

Laminate floor, built in ground and eye level units, stainless steel sink, electric oven and hob.

**Bedroom 1 (13.62ft x 9.25ft) 4.15m x 2.82m**

Laminate floor.

**Bedroom 2 (10.07ft x 9.51ft) 3.07m x 2.90m**

Built in wardrobes and laminate floor.

**Bedroom 3 (10.30ft x 6.82ft) 3.14m x 2.08m**

Laminate floor.

### Bathroom

Newly refurbished, fully tiled, recessed lights, wall hung vanity unit, corner shower with integrated shelving, electric rainwater shower and heated towel rail.



## Features

- Central Location.
- PVC double glazed windows.
- PVC fascia and soffits.
- Large garage to the rear
- Walking distance to Newbridge train station with excellent links to Dublin's City Centre and other major towns.
- Kitchen extension to the rear.

## Inclusions

TBC

## Outside

Walled in paved front yard, concrete backyard, block-built garage with vehicular access, plumbing and electricity.

## Services

Mains water, mains drainage, refuse collection, oil fired central heating and electricity.

## Negotiator | Mark Neylon

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## Viewings

Strictly by prior appointment only

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